

MINUTES OF PLANNING BOARD REGULAR

MEETING #3478 TUESDAY, JANUARY 9, 2007,  
7<sup>TH</sup> FLOOR CONFERENCE ROOM, GOVERNMENT  
CENTER, 888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Theresa Dell; Claire Fishman; Rose Marie Grosso; and Jay Tepper. Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

**Zoning Board Referrals:**

**ZB 206-42 Rich Cappelli Associates** text change to amend Section -7-S Mill River Greenbelt amenity bonus to allow a maximum height of 400 feet, in return for providing funds for park improvements.

**ZB 206-43 Rich Cappelli Associates** special exceptions to permit construction of a mixed use development at 335, 421 & 369 Atlantic Street, 109 Tresser Boulevard and Federal Street.

The above two items were discussed together. Representatives from the developer and architect explained the mixed use project. They explained the advantages of the 400' building versus a 350' one. Mr. Hennessey and Mr. Redniss representing the applicant explained the project's compliance with the Master Plan and the details of the special exception. Robert Rich added that the project met all the goals of the original urban renewal plan in one single mixed use project.

206-43 Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

206-44 Mrs. Grosso moved to recommend approval of the project with the 400' towers. Mrs. Dell seconded the motion and it passed with those present voting.

**ZB 206-51 Rich-Taubman Associates** text change to amend Section 13 Sign Regulations. The Board discussed this amendment with Bill Hennessey and representatives from the applicant. It was suggested that sign regulations for Ridgeway could serve as a model. It was suggested that the applicant meet with staff to modify the wording prior to the Board taking action.

**Capital Budget 07/08-2014** the Board members adjusted the capital funding in the out years and modified the budget message. Subject to these changes, Mr. Tepper moved to approve the draft capital budget. Mrs. Grosso seconded the motion and it passed with those present voting.

**Subdivision #3949 Frank Compolattaro Jr.**, 2 lots, 1459 High Ridge Rd. This item was tabled, since a public hearing is required given the inclusion of a new road.

There being no additional business, the meeting was adjourned at 10:00 PM.

Respectfully Submitted,  
Rose Marie Grosso, Secretary

Note: These proceedings were recorded on tape and are available for review during regular business hours.